

S-19-2015
Lake Park Place Subdivision
4041 West Parkway Boulevard
M & BRP Zones
2 Lots
23 Acres

BACKGROUND:

Wahlen & Associates, representing Suburban Land Reserve Inc., has filed a minor subdivision for the Lake Park Place Subdivision. The subject property is located on the southeast corner of Parkway Boulevard and Lake Park Boulevard. The property is zoned M and BRP.

ISSUES:

The proposed subdivision is being submitted to divide the existing parcel into 2 lots. The property was created in the early days of Lake Park by a metes and bounds subdivision. Metes and Bounds subdivisions are not formal subdivision plats and are therefore not recorded. A legal description was prepared which would have accompanied the drawing filed in the Office of the County Surveyor.

Currently, the property is vacant. The proposed application will divide the existing parcel by establishing a new property line running north/south. Lot 1 will be approximately 12.7 acres while lot 2 will be approximately 10 acres in size.

Access to the property will be gained from Lake Park Boulevard and from Parkway Boulevard. While Parkway Boulevard has a full access, Lake Park Boulevard would be relegated to a right in and right out access. The property owner has requested that the City evaluate a full access on Lake Park Boulevard. This would necessitate the removal and modification to a portion of the existing median.

Based on a conversation with the City's Traffic Engineer, the City has evaluated the request and will grant this access. However, the property owner will need to continue to work with the Public Works Department regarding the plan and profiles of such a design.

During the study session, staff raised the issue of cross access and parking easements. The plat contains a note about a Master Declaration of Easements, Covenants, and Restrictions that was recorded in February 1996. While looking through this document, the question of these kinds of easements would be between property owners, and is not necessarily established in the Master Document. The property owner has the option to create these additional easements by plat or by document. Given that we do not know who will occupy these lots, the document option is probably the best method.

STAFF ALTERNATIVES:

1. Approve the Lake Park Place Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Terry Roylance
79 S Main Street

Discussion: Steve Lehman presented the application. Terry Roylance, representing the applicant, stated that the proposed use is a Deseret First Credit Union on the east parcel. He indicated that the property is being subdivided so that this can be accomplished. Jack Matheson asked how big the building footprints are anticipated to be. Mr. Roylance replied the first building will be 60,000 square feet and will be the headquarters for Deseret First Credit Union.

Motion: Commissioner Winters moved for approval.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Chairman Thomas	Yes

Unanimous-S-19-2015- Approved